



WASHINGTON HERALD

SUNDAY, NOVEMBER 28, 1920.

REAL ESTATE
and BUILDING



CITY IS BECOMING THE CENTER OF BIG BUSINESS INTELLIGENCE

DEMAND IS GREAT FOR OFFICE SPACE; SUPPLY IS SHORT

Condition May Change Rental Practice to Square Foot Plan—High Building Costs Make This Only Just Method—New Buildings Will Show Higher Rental Costs—Zoning Law Makes for Higher Rentals Here.

Washington is fast becoming the headquarters of the intelligence branches of big business throughout the country. This is indicated by the great demand here for office space for large firms which have found it necessary to keep in close touch with the activities of the Federal government here. Many law firms have found it necessary to establish headquarters here in order to properly pursue cases and claims before the Federal departments and bureaus.

Many firms already have established headquarters here, and many more are applying all the time for space and are finding difficulty in meeting their demands. The individual office does not interest them, for their business with the government is so great that they must have suites. A representative of one large firm who was recently in Washington said that his organization was compelled to establish headquarters here as a means of economy, as it was necessary to send men here two or three times a week.

Big business now is interested more than ever in almost every form of government activity. The city is fast becoming the intelligence center for valuable information not only for the country but for the world. This condition is practically forcing the large corporations to establish direct branches here where they may always have their fingers on the information first hand.

Shortage Apparent.

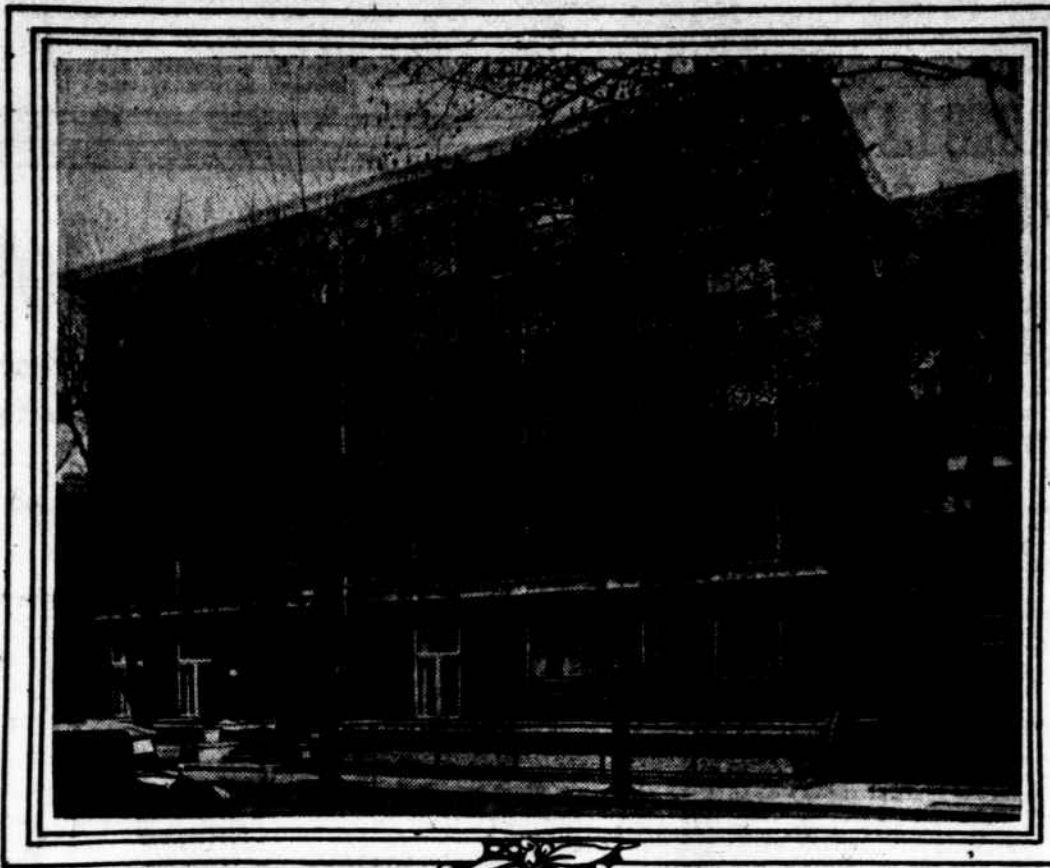
This general influx of big business branches here has brought strikingly to mind the general shortage of office building space in the Capital City. Some of the buildings already have waiting lists with the prospect that they will grow quite lengthy before the demand is anywhere near met. This situation, which is becoming more serious weekly, is likely to result in a change in the method of renting space in office buildings here to the methods practiced in New York and Chicago, it was pointed out.

It has been the practice here to rent office space at so much per room, whereas in the large cities

space is rented by the square foot, which, it is pointed out, is only just way of making rentals of this class of property. Rooms in some buildings rent for a certain amount, and in others they may cost a bit more. But the fact that the room contains more square feet is not generally taken into consideration here.

The growing cost of erecting large office buildings together with the great demand for space is likely to develop here quickly the practice of renting office space by the square foot. The cost of erecting such buildings now has increased approximately 150 per cent over pre-war costs, and in order to be fair to all the tenants in such buildings, it was asserted, they should be compelled

THE AVONDALE APARTMENT HOUSE SOLD UNDER CO-OPERATIVE OWNERSHIP PLAN



The Avondale Owners, Inc., last week formally took over this building at 1743 P street north-west. The sale price of the structure was \$305,000. The corporation, however, is capitalized at \$309,700. Allan E. Walker & Co. handled the sales, and will continue to manage the property.

Rentals to Be Higher.

Those familiar with the office building situation here point out that an office building which costs \$1 a foot to erect must command at least a rental on the basis of \$3.75 a square foot. However, late figures available indicate that buildings cannot even now be erected at this price. A contract recently let in Chicago was well over \$1 a square foot. Such a building will have to demand from the tenants a price in excess of \$4.

The cost of maintaining such buildings, of course, must be figured in the rental. These costs have mounted along with the others. Coal has shown more than 300 per cent increase, and the cost of help has doubled.

There are in contemplation here several office buildings, but, like other buildings, they have been held up on account of the high cost of materials and labor. If built now the prices for space would have to be high. Another matter which enters into the cost of office buildings here is the restrictions placed on the heights of buildings under the new zoning law. In other cities buildings may be built to such heights that the cost of the building can be spread over the entire building. However, here the costs will have to be confined to the number of offices which may be erected within the restrictive height of the zoning law.

Water stored in a reservoir at a high elevation may be likened to static electricity and the pipes which conduct water from the reservoir are analogous to the wires required for the distribution of electric currents.

Oregonian Apartment Among Big Sales of the Week Reported by the Realty Firm of Gardiner & Dent

Gardiner & Dent, Inc., real estate brokers, report the following recent sales:

No. 1935 Biltmore street northwest was sold for Mrs. Dorothy T. Garner. It is a three-story and cellar brick containing ten rooms, two baths, hot-water heat, electricity and gas. The lot has a frontage of about twenty feet by a depth of 125 feet to a paved alley. It was purchased at a consideration of \$16,250, by N. R. Robinson, who will occupy it.

The same firm reports the sale of business property, 929 New York avenue. It is a four-story, brick building, with a store on the basement floor, with apartments above. It has a garage in the rear. The property produces an annual rental of about \$4,000. It was sold for Charles W. King, Jr., to a local investor at a consideration said to have been around \$45,000.

Another sale reported is the Oregonian Apartment, at the corner of Eighteenth street and Oregon ave.

It is a four-story structure containing sixteen apartments of two and three rooms and bath. It produces an annual rental of about \$8,000. The sale was made in connection with the real estate firm of Francis A. Blundon, who represented the purchaser. The consideration was \$47,500.

Premises 1350 Parkwood place was sold at a consideration of \$9,250. This is a two-story, colonial dwelling, eight rooms, bath and modern conveniences. It was purchased by Col. Berkeley Enoch who will occupy it.

Premises 1603 G street southeast was sold for Olive M. Bassler to R. E. Maguire and Ethel M. Maguire at a consideration of \$6,000. It is a modern brick building containing eight rooms, bath, and the purchasers will occupy it as a home.

Premises 2512 L street northwest was sold for Edith B. Neuman. This is a three-story and basement brick building, with store on first floor and apartments on second and third floors. It was purchased by a local investor for \$12,500.

Mrs. Frances Cook disposed of property located at Camp Springs, Md. The property consists of 5 1/2 acres of ground, improved by six-room frame dwelling with outbuildings. The purchase price was \$3,000.

Premises 2512 L street northwest was sold for Edith B. Neuman. This is a three-story and basement brick building, with store on first floor and apartments on second and third floors. It was purchased by a local investor for \$12,500.

Cannot Rent Property for Immoral Use

"The agent should guard the reputation of both the client and his property by declining under any and all circumstances to rent premises to persons desiring to occupy the same for immoral purposes, and should any owner wish to do otherwise it is his duty to the owner as well as to himself to decline to accede to those wishes even at the risk of the property being withdrawn from his agency."

This is paragraph 8, of section 1, of the Code of Ethics of the National Association of Real Estate Boards. All members of this association and its constituent bodies must comply with it.

Another paragraph of this code will be printed in this section next week.

NEW OWNERS FOR AVONDALE

P Street Apartment Sold Under Co-operative Ownership Plan.

Another apartment owners' corporation was added last week to the long list of such organizations composed of people who have purchased their apartments on the co-operative plan, with the completion of the sale of the Avondale, 1743 P street northwest. Allan E. Walker & Co. handled the sale and will continue to manage the property for the owners.

The officers of the new corporation are: President, Albert W. Howard; secretary, Charles L. Stockman; treasurer, Commander Charles A. Dunn, U. S. Navy, and the board of directors consists of Dr. J. T. Wolfe, Clinton Robb, Mrs. Alice B. Dodgett and Mrs. Sadie C. Waller. Although the building was sold for \$305,000, the corporation is capitalized at \$309,700. This is done, it is explained, to give the corporation a working capital. All general repairs will be made, and the building redecorated.

There are 39 apartments ranging from three rooms to seven rooms and bath in the building, which is of fireproof construction in every way. Expert opinion of the reproduction cost of this building places it at \$455,400 and with the land value added makes the total present-day value \$503,200.

Lumber Marketing Changed.

In 1878 and thereafter the marketing of lumber in Chicago was conducted in a very different way from what it is today. In those days the lumber was not stored and sorted into grades, lengths, widths, etc., ready for immediate consumption and marketed direct from the mill to the retail dealer and consumer, as it is now, but was manufactured all sizes and grades, and thus shipped green from the saw on what were known as lumber schooners.

Lee Goes With Smallwood.

George E. Lee, formerly with Gardiner and Dent, is now associated with the office of Graeme T. Smallwood as manager of the rent department, taking personal charge of leases of business and residence properties.

Open and Lighted Until 8 o'Clock P. M. Daily

North Capitol and Evans Sts.

4 Bedrooms



Ready to Move In

Take North Capitol St. car to Evans St. and walk east one-half square, or phone us for auto.

H. R. Howenstein Co.

1314 F St. N. W., or 7th and H N. E.

Biggest Hardwood Order Placed Here By Europe

The biggest order for hardwood lumber from Europe since pre-war days is reported in the last number of the American Lumberman, and it is believed to foreshadow heavier lumber buying on the part of foreign interests. A syndicate largely representing European furniture manufacturers has placed an order in Memphis for 50,000,000 feet of hardwood lumber, 100 cars to be shipped immediately. Financial arrangements have been completed through New York bankers, who are interesting themselves because they want to encourage the export of raw materials to help foreign exchange.

ILLINOIS AVENUE HOME SOLD BY DUNIGAN

With the completion of the sale of 4416 Illinois avenue to Wm. C. Reese, D. J. Dunigan reports that the entire row of detached homes, Nos. 4400 to 4416 Illinois avenue, has been sold.

During the past year Dunigan built twenty detached houses in this operation. They are specially designed, contain six large, bright and cheery rooms, tile bath, have cellars extending the full length of the house, and open fireplaces. There are hardwood floors on the first floor and on the second story the floors are of edge grain pine.

SPEND CHRISTMAS IN YOUR OWN HOME

Saul's Addition.
Let us show you this beautiful detached corner house containing six rooms and bath; hot-water heat; electric light; glass enclosed sleeping porch; built-in garage; many other attractive features. Price, \$11,500.

On Heights.
West of Fourteenth Street. A corner house, only about one year old; six rooms and bath; hot-water heat; electric light; hardwood floors; ample room for garage. This is one of the best values on the market today.

Best Section of Mt. Pleasant.
One-half block from Fourteenth Street car line. Eight rooms; reception hall and tile bath; hot-water heat; in perfect condition; double garage. Phone for full particulars.

Mt. Pleasant.
West of Sixteenth Street. A handsome three-story brick residence built by Kennedy-Davis; eleven rooms; two baths; hot-water heat; electric light; in fine condition. Early possession will be given. Price only \$13,000. Terms.

Northwest.
In order to insure a quick sale, this splendid corner house is offered at an unusually low price. Six rooms and bath; hot-water heat; electric light; servants' quarters in basement. In perfect condition. Early possession. Price, \$7,350.

Petworth.
An attractive semi-detached brick, located on the best street in this section. Six rooms and bath; hot-water heat; good yard to alley with ample room for garage; owner on premises will give possession. This is an offering which will appeal to you. Price, \$6,750.

Bloomingtondale.
We are offering one of the most desirable homes in this vicinity. It contains eight rooms (four bedrooms); large reception hall and tile bath; hardwood floors and trim; hot-water heat; in A-1 condition; deep lot; garage. Price, \$9,500.

Downtown.
It will be worth your while to communicate with us regarding this handsome nine room house, located on a wide avenue in northwest, lighted by electricity; yard to alley. Price, \$8,000.

N. L. SANSBURY CO., Inc.

"Everything in Real Estate"
721 13th Street N. W. Phones Main 5903-4.

THOMAS J. FISHER & CO.,

738 15th St. N. W. Incorporated. Main 6830.

Consult Our Sales Department.

Washington Heights.

This is a fine three-story house, containing twelve rooms and two tile baths; has all modern conveniences; in excellent condition; electric light and hot-water heat; large lot, 28 ft. by 125 ft., to an alley; ample space for a large garage; occupied by owner; immediate possession.

\$18,000.

Near Dupont Circle

A splendid two-story residence, containing eleven rooms. This property is in fine condition, and is occupied by owner. Can be seen at any time by appointment through this office. The price includes furniture, and is very reasonable. Purchaser could afford to carry out his idea as to improvements. The lot has ample space for garage.

\$16,500.

On 27th St.

West of Conn. ave.; practically new splendid three-story brick residence; consists of nine rooms and two tiled baths; servants' room in addition; has gas and electricity, and is heated by hot-water; large lot, with ample space for garage; occupied by owner, and can be seen at any time by appointment through this office. Property clear of any trust and reasonable terms can be arranged.

\$13,500.

On Cathedral Ave.

Convenient to car line. This attractive residence, occupied by owner, can be seen by appointment through this office; 25-ft. frontage; contains ten rooms and three baths and servants' room and bath in addition; equipped with all modern conveniences; gas and electricity and hot-water heat.

\$18,000.

Inglewood Section.

A fine detached house in the city; has been recently repapered and painted and contains 12 rooms and bath; well heated by furnace; lot is 20x120 to an alley; can sell the adjoining lot, making a frontage of 100x120 feet (at \$1 per foot), and arrange reasonable terms to responsible purchaser. Possession given upon report of title.

\$10,000.

THOMAS J. FISHER & CO.,

738 15th St. N. W. Incorporated. Main 6830.

On Lanier Place Northwest.

An unusual offering. A detached 2-story containing 12 rooms and 2 baths. Attractive electrical fixtures. Hot water heat. Large sleeping porch. The price includes summer and winter shades, screens and awnings. Lot is 25x147 to a 15 foot alley. Two story two-car brick garage. Cheaper's apartment above. Occupied by owner. Convenient terms.

\$24,500.

YOUR properties for rent listed with this office will receive the personal attention of the manager of the rent department, Mr. George E. Lee, who is specializing in the leasing of high-class residential and business properties.

Graeme T. Smallwood

729 14th St. N. W.

Main 5070.

SELL YOUR REAL ESTATE

—Through Gardiner & Dent.
Satisfactory Results
Obtained on
Short Notice.

Main 4884

GARDINER & DENT, Inc.

717 14th Street N. W.

\$10,500

Near Dupont Circle
Semi-detached brick, containing 7 rooms and bath. Open fireplace. Side yard. VACANT.

\$8,250

Holmead Manor
Attractive corner residence, containing 6 rooms and bath; heated by hot water; lot over 20 ft. wide. Owner occupant will give IMMEDIATE POSSESSION.

\$6,750

2nd St., Near E
Convenient to Pension Office and Union Station; 3-story brick containing 12 rooms and bath; located on corner of alley; splendid rooming or boarding house.

\$6,250

R St., Near North Capitol
Well-built 2-family apartment house, containing 8 rooms and bath each floor; 3-story back porch; paved alley.

\$5,000

Capitol Hill
South of D st., west of 11th st. Very attractive 6-room and bath brick home; heated by hot water; room for garage. Possession December 1.

WM. H. SAUNDERS & CO.,

807 15th St. N. W.

COLUMBIA HEIGHTS

\$7,500
VACANT—Two-story colonial brick; six rooms, bath, hot-water heat, electricity and gas, hardwood floors, colonial front porch, 20 feet wide; good depth; alley; room for garage; only \$1,000 cash required. Want offer.

PETWORTH

VACANT
Two-story colonial brick, seven rooms, bath, hot-water heat, electricity, gas, hardwood floors, gas, laundry trays, servant's toilet; lot 20x100; alley; room for garage. Price, \$9,500. Reasonable terms.

SAUL'S ADDITION

Detached Corner
Fronting on two streets, attractive two-story, cellar and attic colonial home, center entrance hall, eight rooms, two baths, hot-water heat, electricity, gas, hardwood floors, large colonial front porch, double side and rear porches; slate roof; large lot; garage; built less than a year; shrubbery, fruit, etc. Price only \$17,000. Want offer.

COLUMBIA RD. N. W.

East of Georgia ave., modern two-story colonial brick, heated by hot water; six large rooms and tiled bath; large lot; room for garage; immediate possession. Price, \$5,000; \$500 cash, balance easy.

Main 4884

GARDINER & DENT, Inc.

717 14th Street N. W.

\$8,500

Overlooking Soldiers' Home Grounds
North of Park rd. A colonial brick, newly papered and painted; 6-rooms, tiled bath; hot-water heat. VACANT.

\$7,200

Near Soldiers' Home
2-story and cellar brick, colonial porch; 6-rooms and bath; heated by furnace; lighted by electricity; located on paved street.

\$6,500

Virginia Highlands
Very attractive bungalow, 7-rooms and bath; heated by furnace; a. m. i.; including electric lights and running water; house in excellent condition; 15 minutes from 12th st. and Pa. ave. Splendid view of Washington.

\$5,750

Bloomingtondale
2-story and cellar brick residence; 6 rooms and bath; concrete cellar; very deep lot to paved alley; southern exposure.

\$4,200

Near 12th St. and Fla. Ave. N. E.
Colonial brick residence, 6 rooms and bath; hot-water heat. OWNER OCCUPANT.

NEAR LINCOLN PARK

Modern two-story colonial brick, six rooms, bath, hot-water heat, electricity, gas, hardwood floors, double rear porches, large closets, cellar, laundry trays, large lot; 20x100; alley; immediate possession; convenient to several car lines. Price, \$7,250 want offer.

BARGAIN IN DOWNTOWN HOME

Price, \$8,750—two story colonial tapestry brick, six large rooms, tiled bath, hot-water heat, electricity and gas, parquet floors; excellent condition; good lot; wide alley; room for garage; possession at once.

ON THE HEIGHTS

Half square of 14th st., attractive semi-detached two-story colonial brick, eight rooms and bath; lot 24 ft. wide; unusually large and cheerful rooms; tiled bath, hot-water heat, beautiful electric fixtures, hardwood floors, double rear porches; wide alley; room for garage; possession.

SEMI-DETACHED MODERN HOME, \$1,000 CASH

Facing wide avenue N. W.—Modern seven-room, reception hall and tile bath; colonial brick; four bedrooms, hot-water heat, electricity; wide and deep lot; space for double garage; excellent condition; now vacant. Price, \$7,000.